



155 Rosendale Road, Sorell

Sorell - Space, Views and Serious Flexibility on Some 2.3 Acres

Ant's "Fluff-Free" Description...

Some homes give you space.

Some give you views.

And some quietly sit there doing both better than most without needing to shout about it.

155 Rosendale Road, Sorell is one of those.

Set on just over 2.3 acres of usable land, this is where lifestyle meets practicality, with some seriously impressive water and rural views to top it off.

We are talking elevated outlooks across the water, open rural surrounds, and a home that actually feels like it belongs on a property of this size.

4 2 6

FOR SALE

Offers Over \$1.295 Million

VIEW

By Appointment

AGENTS

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All information contained therein is gathered from relevant third parties sources.
We cannot guarantee or give any warranty about the information provided.
Interested parties must rely solely on their own enquiries.



And then there is the flexibility.

Whether you are an executive family wanting room to spread out, or an investor looking for a walk out short stay opportunity, this one delivers on both fronts.

THE GOODS AND THEN SOME:

- 4 generous bedrooms with flexibility for family or guest accommodation
- Primary suite positioned for privacy with walk in robe and ensuite
- Multiple living zones including a dedicated media room
- Expansive open plan living and dining area
- Large kitchen with oversized island bench designed for entertaining
- Huge butlers pantry with excellent storage
- Quality appliances and thoughtful layout throughout
- Main bathroom with separate bath and shower
- Full length covered timber deck
- Seamless indoor outdoor flow from living to deck
- 48,000 of water tank storage PLUS an automated sprinkler system in the front lawn AND all gardens
- Elevated position capturing stunning water and rural views

THE LAND AND OUTDOORS:

- Just over 2.3 acres of usable land
- Long private driveway with turning circle
- Landscaped surrounds with established plantings
- Plenty of space for kids, pets or future improvements STCA
- Positioned for both privacy and outlook

THE WORKSHOP:

- Large 14m x 9m garage workshop
- Ideal for tradies, storage, vehicles or hobby use
- Separate from the home for practicality and flexibility

- Ample space for equipment, tools or additional vehicles

THE INVESTMENT ANGLE:

- Potential walk in walk out opportunity
- Ideal for short stay accommodation or executive rental
- Flexible layout suitable for multiple guests
- Strong appeal for lifestyle travellers seeking space and views
- Convenient access to airport, Sorell and the East Coast

This is not just a home. It is a flexible asset with income potential.

FOR THE FAMILY BUYER:

This is the upgrade.

- Space for everyone without compromise
- Multiple living zones for separation
- Outdoor entertaining already sorted
- A setting that feels private without being isolated
- And importantly, enough land so everyone is not living on top of each other.

LOCATION:

- Minutes to Sorell town centre
- Easy access to Hobart Airport
- Gateway to Tasmania's East Coast
- Close to schools, shops and essential services

You feel like you are out of town, without actually being out of town.

PRICING STRATEGY:

- Expressions of Interest

THE REALITY:

Properties offering this level of space, flexibility and outlook are not common.

And when they come to market, they attract attention from multiple buyer types.

If it fits what you are looking for, it is worth acting early.

Onwards and upwards to this Sorell stunner!

"I Work Harder - It's THAT Simple!"

Disclaimer: The information contained herein has been supplied to us and we have no reason to doubt its accuracy, however, cannot guarantee it. Accordingly, all interested parties should make their own enquiries to verify this information.

MORE DETAILS

Property ID	N1J1F
Property Type	House
House Size	202 m2
Land Area	9419 m2
Including	Ensuite
	Air Conditioning
	Toilets (2)
	Alarm
	Fire Place
	Balcony
	Deck
	Dishwasher
	Outdoor Entertaining
	Floorboards
	Workshop
	Built-in-Robes
	Secure Parking
	Remote Garage
	Water Tank

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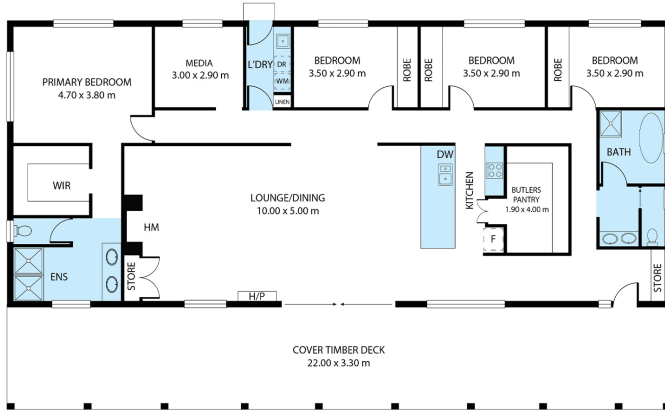
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(NOT IN POSITION)

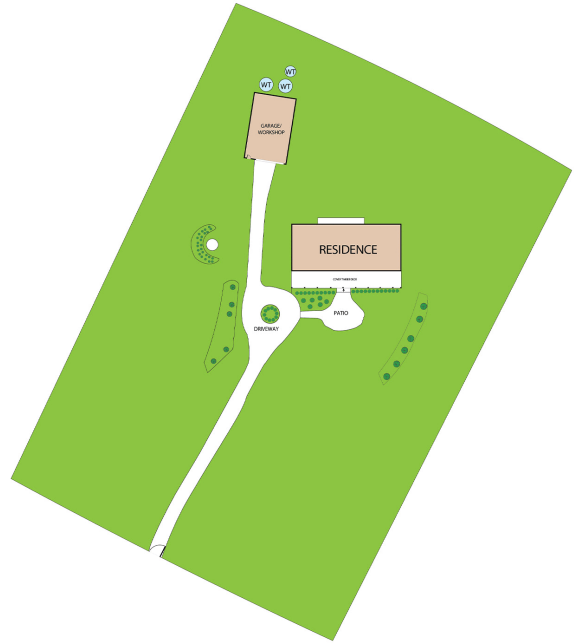


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House area: 202 sqm

Areas and dimensions are approximate and therefore this floor plan should only be used for illustrative purposes.

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 **LJ Hooker**